INSIGHT BUILDING INSPECTIONS
0800888882
office@insightbuildinginspections.co.nz
https://insightbuildinginspections.co.nz

RESIDENTIAL INSPECTION

145 Mount Pleasant Rd
Christchurch, Canterbury 8081

Greg and Ngaio Bell

10/04/2025

Inspector
Nick Brownlee
0800888882
office@insightbuildinginspections.co.nz

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Standards of Practice 54

SUMMARY

OBSERVATION

17.1.1 Roof Space - Ventilation and Insulation - Roof Space: Limited inspection

23.1.1 Foundation - Location & Accessibility: Floor Level Survey

1: INSPECTION DETAILS

Information

Client Information: ID Number
100425

Client Information: Scope
Building Condition report

General Visual Summary
Good

Weather Conditions
Dry

Soil Conditions
Dry

Orientation of Living Space
North

Site Exposure
Medium. (BRANZ Maps)

Client Present
No

In Attendance
The home Owner

House Occupied
No

Style
Multi-level

Type of Building
House

Occupancy
Furnished

Services: Sewage Disposal
Public

Services: Water Source
Public

Services: Meter Board
Inside the home.

Services: Fuse Board
Inside the home

General information

This report represents the general condition of the home listed above. As with all homes it is important to remember that maintenance and improvements to a house to systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age or type.

Inspector Name: **Nick Brownlee**
Company: **Insight Building Inspections**
Qualification: Qualified Builder.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with nzs 4306:2005 residential property inspection and I am competent to undertake this inspection.

An inspection carried out in accordance with nzs 4306:2005 is not a statement that a property complies with requirements of any Act regulation or bylaw, nor is the report a warranty against any problems developing after the date of the inspection.

Scope

The scope of the inspection is set out in our Terms and Conditions and is limited to a visual Pre-Purchase or Presale Inspection carried our in accordance with NZ4306:2005

Report Content

This report remains the property of the Insight Building Inspections Ltd and the client whose name appears herewith and its use by any unauthorised persons is prohibited. Insight Building Inspections Ltd takes no liability for any use of this confidential report by any third party.

Property Overview

The dwelling is of concrete block and timber-framed construction, with a profiled metal roof, aluminium joinery, and a combination of lightweight concrete panel and timber weatherboard cladding. The property has recently undergone significant repairs and renovations, which appear to have been completed to a high standard. Overall, the home is in good condition relative to its age. It is recommended that council documentation relating to the recent works be obtained/privided.

Limitations

General

FURNISHED

This property was furnished at the time of inspection, which can obstruct the view of some areas. We strongly recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

General

VACANT

This property was vacant. Some defects, particularly in the plumbing, may not become apparent until it has been in constant use.

General

EARTHQUAKE ASSESSMENT

No significant EQ damage visible at the time of the inspection

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of the inspection of the property) the scope of works may be reviewed and commented on in the building report. The EQ assessment is a visual non-invasive inspection of the property at the time of the building inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of work nor whether any repairs have been carried out which would not be obvious on a visual and noninvasive inspection.
The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.
Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

2: GENERAL

		IN	NI	NP	O
2.1	General	X			
2.2	Moisture Testing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Moisture Testing: Results

Moisture readings - Normal throughout

General: How To Read This Report

This report is organized into sections which represent the homes functional areas and utilities.

Within each section you will find a general description of the area indicating **What Was** and **Was Not** inspected.

(Indicators for areas of concern are color coded within each image)

Red=Advise Immediate Attention.

Orange=Observation/ Maintenance Required.

A description and other useful information about the area is included.

General: Nick Brownlee Certificate of Inspection in Accordance with NZS 4306:2005

Site, Subfloor, Exterior, Roof exterior, Roof space, Interior, Services

Inspector: Nick Brownlee

Company: Insight Building InspectionsQualifications:

Qualified Builder (LPB)

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:
I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature:

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any act, regulation or bylaw, nor is the report a warranty against any possible problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

General: Interior General Information.

- The inspection of the interior of this home is in conjunction with the NZS 4306:2005 Residential Property Inspection standard guidelines.
- See the NZS 4306:2005 Residential Property Inspection Standard for more detail.
- As a general rule, new smoke detectors should be installed and tested upon moving into a new home. Replace them at least every five years, unless the manufacturer specifies a shorter or longer lifespan.

Moisture Testing: Areas

Doors, Windows, Wet Areas

Kitchen

Kitchen

Living Room

Living Room

Living Room

Living Room


Bedroom


Bedroom


Bedroom


Bathroom


Bathroom


Bedroom


Bedroom


Bedroom


Bedroom


Bedroom


Bedroom


Bedroom


Bathroom


Bedroom

Limitations

Moisture Testing

MOISTURE METERS & WEATHERTIGHTNESS

This report cannot give any waterproofing guarantee, as it is not readily possible nor required to create simulated conditions to induce moisture ingress. However, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter.
The moisture meter used during this inspection is a Protimeter Survey Master and / or a Trotec T660, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type
of any internal timbers is not known.
The manufacturer stipulates that the moisture meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken.
Definition of terms used for indications of moisture readings:

Normal moisture content range has been understood and acceptable at 12% - 14%. The Trotec moisture meter
measures it in digits as follows: Less than 40 digits = dry, 40 – 80 digits = damp, Over 80 digits = Wet
The NZ Standard 3002 since 2005 requires that H1.2 treated framing timbers not be allowed to exceed 20%
Moisture content. At time of build, moisture content will not exceed 14% before wall linings are installed.
These are guidelines only, determined by the manufacturer of the Protimeter.
"Normal" generally indicates moisture readings up to approximately 16%
"Slightly high" generally indicates moisture readings between 17% to 22%
"Higher" generally indicates moisture readings between 23% to 30%
"Very high" generally indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained by intrusive means, which is not carried out during this inspection. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.
Where moisture readings exceed 20%, the risk of timber decay is high.
Moisture meters are a useful tool to assist our Surveyors in their assessment of a property, in relation to the possibility of moisture issues or ingress. It is for this reason all Insight Building Inspections surveyors are well trained in the correct use, with a good understanding of their scope and limitations. It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. Because water accumulates and travels immediately behind the external cladding, the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominantly used from the interior of the home. As visual inspections and non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and/or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration. Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can occur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture, thus allowing the area to dry. When using a moisture meter during this inspection, the Surveyor is looking for evidence of variation from normal levels and areas where higher than normal levels are indicated. The Surveyor will give consideration to all factors surrounding the findings and if warranted will recommend further investigation be undertaken. The purpose of further investigation will be to determine the exact cause of any moisture indications, as well as the condition of any internal timber framing or components adjacent to the area. Further investigation may involve invasive investigation of the home and can only be undertaken with the written permission
of the Home Owner. Where moisture indicators are found in relation to Weather tight risks, the investigation should only be undertaken by either an Building Surveyor or a Specialist Weather tight Surveyor to ensure they have the appropriate skills and training.

3: ENTRANCE WAY, HALLWAY

		IN	NI	NP	O
3.1	Main Entrance	X			
3.2	Doors & Frames	X			
3.3	Walls	X			
3.4	Ceilings	X			
3.5	Windows & Reveals	X			
3.6	Floors	X			
3.7	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors & Frames: Material
Aluminium & glass

Windows & Reveals: Type
Aluminium, Double Glazed

Walls: Material
Plaster Board

Floors: Coverings
Carpet, Tile

Ceilings: Material
Plaster Board

Lighting Fixtures: Lights & Power Points
Lights OK

Main Entrance: Photo

4: KITCHEN

		IN	NI	NP	O
4.1	Kitchen	X			
4.2	Walls	X			
4.3	Ceilings	X			
4.4	Windows & Reveals	X			
4.5	Floors	X			
4.6	Lighting Fixtures	X			
4.7	Pest & Insect	X			
4.8	Bench Top/ Cabinetry	X			
4.9	Sink & Tapware	X			
4.10	Dishwasher	X			
4.11	Stove	X			
4.12	Hobbs	X			
4.13	Rangehood	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Tile

Lighting Fixtures: Lights & Power Points
Lights OK

Pest & Insect: Infestation
There were no signs of any pest or insect infestation found.

Bench Top/ Cabinetry: Material
Laminate, Stone

Sink & Tapware: Type
Stainless steel

Dishwasher: Brand
Fisher and Paykel, Bosch

Stove: Brand
Electric

Hobbs: Type
Electric

Rangehood: Condition
Working

Kitchen: Photo

5: LIVING ROOM

		IN	NI	NP	O
5.1	Living Room	X			
5.2	Doors & Frames	X			
5.3	Walls	X			
5.4	Ceilings	X			
5.5	Windows & Reveals	X			
5.6	Floors	X			
5.7	Lighting Fixtures	X			
5.8	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Living Room: Photo

Doors & Frames: Material
Aluminium & glass

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

6: BEDROOM ONE

		IN	NI	NP	O
6.1	Bedroom One	X			
6.2	Doors & Frames	X			
6.3	Walls	X			
6.4	Wardrobe	X			
6.5	Ceilings	X			
6.6	Windows & Reveals	X			
6.7	Floors	X			
6.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom One: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Wardrobe: Type
Double

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

7: BEDROOM TWO

		IN	NI	NP	O
7.1	Bedroom Two	X			
7.2	Doors & Frames	X			
7.3	Walls	X			
7.4	Wardrobe	X			
7.5	Ceilings	X			
7.6	Windows & Reveals	X			
7.7	Floors	X			
7.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Two: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Wardrobe: Type
Walk in

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

8: BEDROOM THREE

		IN	NI	NP	O
8.1	Bedroom Three	X			
8.2	Doors & Frames	X			
8.3	Walls	X			
8.4	Wardrobe	X			
8.5	Ceilings	X			
8.6	Windows & Reveals	X			
8.7	Floors	X			
8.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Three: Photo

Doors & Frames: Material
Aluminium & glass

Walls: Material
Plaster Board

Wardrobe: Type
Double

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

9: BEDROOM FOUR

		IN	NI	NP	O
9.1	Bedroom Four	X			
9.2	Doors & Frames	X			
9.3	Walls	X			
9.4	Wardrobe	X			
9.5	Ceilings	X			
9.6	Windows & Reveals	X			
9.7	Floors	X			
9.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Four: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Wardrobe: Type
Walk in

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

10: RUMPUS

		IN	NI	NP	O
10.1	Rumpus	X			
10.2	Walls	X			
10.3	Ceilings	X			
10.4	Windows & Reveals	X			
10.5	Floors	X			
10.6	Lighting Fixtures	X			
10.7	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Rumpus: Photo

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

11: STUDY

		IN	NI	NP	O
11.1	Study	X			
11.2	Doors & Frames	X			
11.3	Walls	X			
11.4	Ceilings	X			
11.5	Windows & Reveals	X			
11.6	Floors	X			
11.7	Lighting Fixtures	X			
11.8	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Study: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

12: BATHROOM

		IN	NI	NP	O
12.1	Bathroom	X			
12.2	Doors & Frames	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Windows & Reveals	X			
12.6	Floors	X			
12.7	Lighting Fixtures	X			
12.8	Ventilation	X			
12.9	Vanity Unit	X			
12.10	Sink & Tapware	X			
12.11	Bath	X			
12.12	Shower	X			
12.13	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bathroom: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Tile

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Tile

Lighting Fixtures: Lights & Power Points
Lights OK

Ventilation: Extractor Fan Unit
Present, Operational, Individual Extractor Fan System

Ventilation: Type
Mechanical

Vanity Unit: Style & Mounting
Melamine

Sink & Tapware: Type
Porcelain

Bath: Type
Plastic

Shower: Material
Glass

Shower: Lining
Tiles

Shower: Tray
Tiles

Shower: Shower Flow
Good

Towel rail: Type
Present

13: ENSUITE UPPER

		IN	NI	NP	O
13.1	Ensuite Upper	X			
13.2	Doors & Frames	X			
13.3	Walls	X			
13.4	Ceilings	X			
13.5	Windows & Reveals	X			
13.6	Floors	X			
13.7	Lighting Fixtures	X			
13.8	Pest & Insect	X			
13.9	Ventilation	X			
13.10	Vanity Unit	X			
13.11	Sink & Tapware	X			
13.12	Toilet	X			
13.13	Shower	X			
13.14	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ensuite Upper: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Tile

Lighting Fixtures: Lights & Power Points
Lights OK

Pest & Insect: Infestation
There were no signs of any pest or insect infestation found.

Ventilation: Extractor Fan Unit
Present, Operational, Individual Extractor Fan System

Ventilation: Type
Mechanical

Vanity Unit: Style & Mounting
Melamine

Sink & Tapware: Type
Porcelain

Shower: Material
Glass

Shower: Lining
Tiles

Shower: Tray
Tiles

Material

Shower: Shower Flow
Good

Towel rail: Type
Present

Toilet: Style
Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

Half flush and full flush appear to be in **good** working order.

14: EN-SUITE BATHROOM

		IN	NI	NP	O
14.1	En-suite	X			
14.2	Doors & Frames	X			
14.3	Walls	X			
14.4	Ceilings	X			
14.5	Windows & Reveals	X			
14.6	Floors	X			
14.7	Lighting Fixtures	X			
14.8	Ventilation	X			
14.9	Vanity Unit	X			
14.10	Sink & Tapware	X			
14.11	Toilet	X			
14.12	Shower	X			
14.13	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors & Frames: Material
Hollow core

Walls: Material
Tile

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

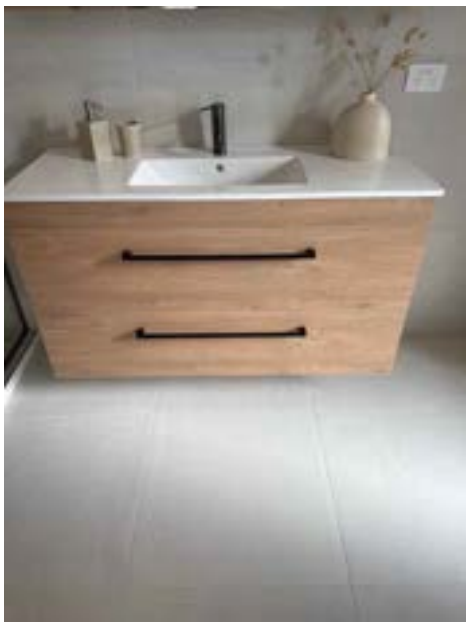
Floors: Coverings
Tile

Lighting Fixtures: Lights & Power Points
Lights OK

Ventilation: Extractor Fan Unit
Present, Operational, Individual Extractor Fan System

Ventilation: Type
Mechanical

Vanity Unit: Style & Mounting
Melamine



Sink & Tapware: Type
Porcelain

Shower: Material
Glass

Shower: Lining
Tiles

Shower: Tray
Tiles

Shower: Shower Flow
Good

Towel rail: Type
Present

En-suite: Photo

Toilet: Style
Floor Mounted, Dual Flush
Toilet appears correctly and certainly fixed.
Half flush and full flush appear to be in **good** working order.

15: SEPARATE TOILET (LOWER LEVEL)

		IN	NI	NP	O
15.1	Separate Toilet	X			
15.2	Doors & Frames	X			
15.3	Walls	X			
15.4	Ceilings	X			
15.5	Windows & Reveals	X			
15.6	Floors	X			
15.7	Lighting Fixtures	X			
15.8	Toilet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Separate Toilet: Photo

Doors & Frames: Material
Hollow core

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Tile

Lighting Fixtures: Lights & Power Points
Lights OK

Toilet: Style
Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

Half flush and full flush appear to be in **good** working order.

16: STAIRS/ HALLWAY

		IN	NI	NP	O
16.1	Stairs/ Hallway	X			
16.2	Handrail/ Balustrade	X			
16.3	Walls	X			
16.4	Cupboards	X			
16.5	Ceilings	X			
16.6	Windows & Reveals	X			
16.7	Floors	X			
16.8	Lighting Fixtures	X			
16.9	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Stairs/ Hallway: Material & Type
Carpet

Handrail/ Balustrade: Present
Yes

Walls: Material
Plaster Board

Cupboards: Type
Double

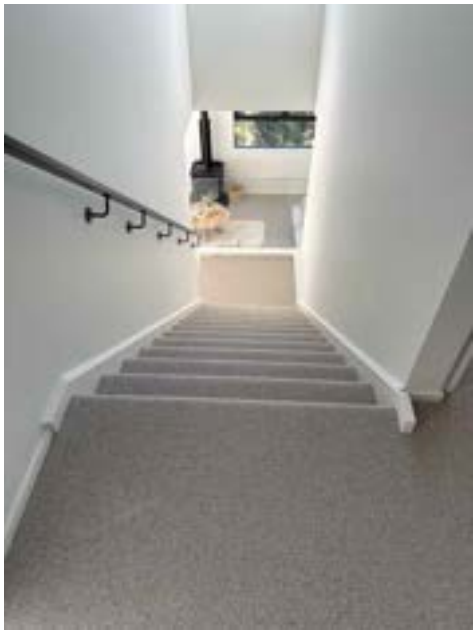
Ceilings: Material
Plaster Board

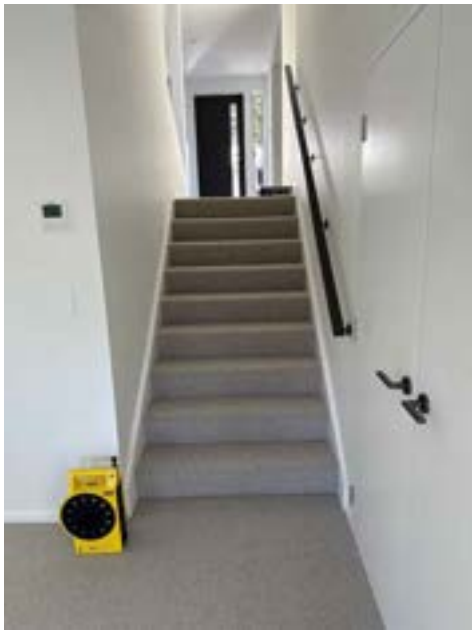
Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

Stairs/ Hallway: Photo





17: ROOF SPACE - VENTILATION AND INSULATION

		IN	NI	NP	O
17.1	Roof Space	X			X
17.2	Manhole	X			
17.3	Roof Framing	X			
17.4	Insulation	X			
17.5	Pest & Insect	X			
17.6	Roof Underlay	X			
17.7	Obvious Structural Alterations	X			
17.8	Plumbing	X			
17.9	Visible Electrical Wiring	X			
17.10	Celilng Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Manhole: Location & Accessibility
Good

Insulation: Thickness
150mm

Insulation: Type
Segment

Obvious Structural Alterations: Condition
None

Celilng Structure: Material
Timber

Roof Framing: Type
Timber truss roof

Insulation: Coverage
100%

Pest & Insect: Infestation
There were no signs of any pest or insect infestation found.

Plumbing: Material
Copper & plastic

Insulation: Material Type
Fibreglass

Insulation: Condition
Good

Roof Underlay: Condition
Ok

Visible Electrical Wiring: Type
TPS cable

Roof Space: Photo





Observations

17.1.1 Roof Space

Observation

LIMITED INSPECTION

Inspection of the roof space was limited due to the construction of the home.

18: HOT WATER SYSTEMS

		IN	NI	NP	O
18.1	Capacity	X			
18.2	Seismic Restraint	X			
18.3	Plumbing	X			
18.4	Evidence of Leaks	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Make & Type
Dux, Rheem

Capacity: Size
Unknown

Seismic Restraint: Present
Yes

Plumbing: Type
Copper & plastic

Evidence of Leaks: ---
No Leaks

Photo

19: HEATING SYSTEMS

		IN	NI	NP	O
19.1	Heating & Air Conditioning	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating & Air Conditioning: Photo

Heating & Air Conditioning: Location

Ducted heat pump

Heating & Air Conditioning: Make & Type

Mitsubishi

20: FIRE PLACE

		IN	NI	NP	O
20.1	Chimney/ Flue	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo

Type

Free standing

Chimney/ Flue: Type

Metal

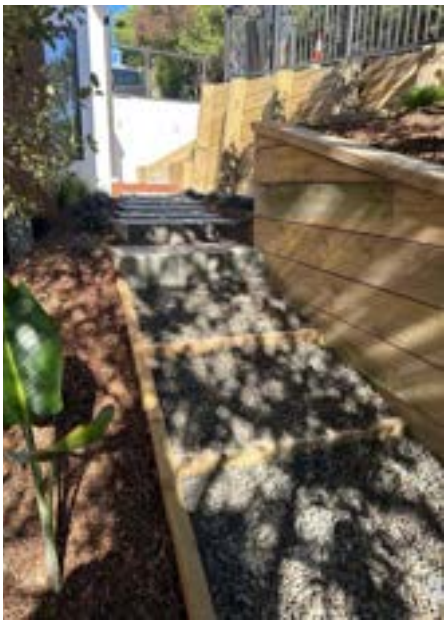
21: GROUNDS

		IN	NI	NP	O
21.1	Contour	X			
21.2	Site & Vegetation	X			
21.3	Path & Patios	X			
21.4	Driveway	X			
21.5	Retaining	X			
21.6	Surface Water Control	X			
21.7	Gully Traps	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo



Contour: Site Contour

Steep slope

Site & Vegetation: Type

Established

Path & Patios: Material
Gravel

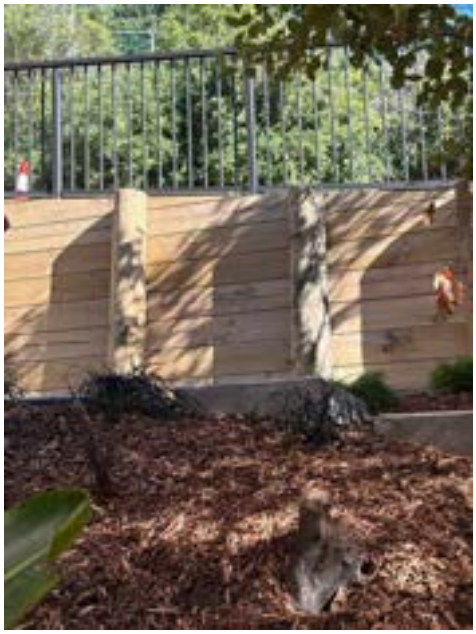
Driveway: Material
Concrete

Retaining: Material
Timber

Surface Water Control: Working Condition
In Order

Gully Traps: Location
Back of home

Retaining: Height
1.5m



22: GARAGE

		IN	NI	NP	O
22.1	Garage	X			
22.2	Internal Doors & Frames	X			
22.3	Garage Door	X			
22.4	Walls	X			
22.5	Ceilings	X			
22.6	Floors	X			
22.7	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage: Photo

Internal Doors & Frames: Material
Hollow core

Garage Door: Material & Type
Metal, Sectional, Automatic

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

23: FOUNDATION

		IN	NI	NP	O
23.1	Location & Accessibility	X			X
23.2	Foundation Type	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Spot Floor levels

Spot floor levels were taken using a precision altimeter

Location & Accessibility: Type

Spot Floor Levels

Foundation Type: Material

Concrete, Timber

Photo

Spot floor levels

Spot floor levels were taken. An approximate variation of 30mm was recorded. This measurement is within MBIEguidelines which state a maximum allowable variation of 50mm across the floor plate.

Floor gradients were not measured as part of this inspection. A full floor level survey is required to determine floor gradients.

Observations

23.1.1 Location & Accessibility

Observation

FLOOR LEVEL SURVEY

A full floor level survey has been completed as part of this inspection and is available.

24: ROOF

		IN	NI	NP	O
24.1	Roof Mounted	X			
24.2	Roofing Material	X			
24.3	Flashings & Parapets	X			
24.4	Vents	X			
24.5	Gutters & Spouting	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Mounted: Area
Drone

Roofing Material: Material
Coated Steel

Flashings & Parapets: Material
Metal

Vents: Material
PVC

Gutters & Spouting: Material
Metal

Photo










25: HOME EXTERIOR

		IN	NI	NP	O
25.1	Home Exterior	X			
25.2	Construction Type	X			
25.3	Cladding Flashing	X			
25.4	Doors	X			
25.5	Joinery (Windows and Doors)	X			
25.6	Vents	X			
25.7	Roofing Material	X			
25.8	Cladding Type	X			
25.9	Fascias & Barge Boards	X			
25.10	Soffit & Eaves	X			
25.11	Downpipes & Spouting	X			
25.12	Visible Point of Discharges	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Construction Type: Construction Type
Timber

Cladding Flashing: Material
Pre-finished coated steel

Doors: Door
Aluminium & glass

Joinery (Windows and Doors): Material
Aluminium, Glass

Vents: Material
PVC

Roofing Material: Material
Profiled Pre-finished paint coated steel

Fascias & Barge Boards: Material
Metal

Soffit & Eaves: Material
Fibre cement

Downpipes & Spouting: Material
Metal

Visible Point of Discharges:

Location

Storm Water

Home Exterior: Home Exterior Overview Photo








Cladding Type: Cladding Type

Plywood., Timber weatherboard, Lightweight concrete panel




26: ELECTRICAL

		IN	NI	NP	O
26.1	Supply	X			
26.2	Visible Wiring	X			
26.3	Earthing Rod	X			
26.4	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo

Supply: Entrance
Underground

Visible Wiring: Type
TPS

Earthing Rod: Type
Not located

Lighting Fixtures: Lights & Power Points
Lights OK

27: PLUMBING

		IN	NI	NP	O
27.1	Water Toby	X			
27.2	Water Shut Off	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo

Water Toby: Location
At the street frontage

Water Shut Off: Location
Water toby

28: DECK/ BALCONIES/ PERGOLAS

		IN	NI	NP	O
28.1	Deck/ Balcony/ Pergola	X			
28.2	Foundation Type	X			
28.3	Framing & Bracing	X			
28.4	Decking	X			
28.5	Steps	X			
28.6	Handrail/ Balustrade	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation Type: Material
Timber

Framing & Bracing: Material
Timber

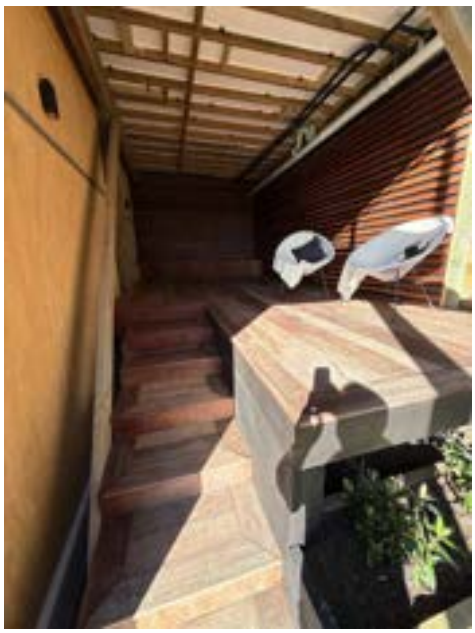
Steps: Material
Timber

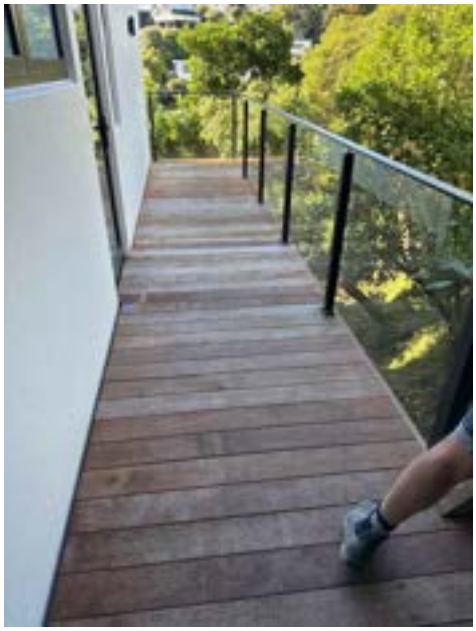
Handrail/ Balustrade: Material

Metal, Glass

Deck/ Balcony/ Pergola: Deck Overview Photo

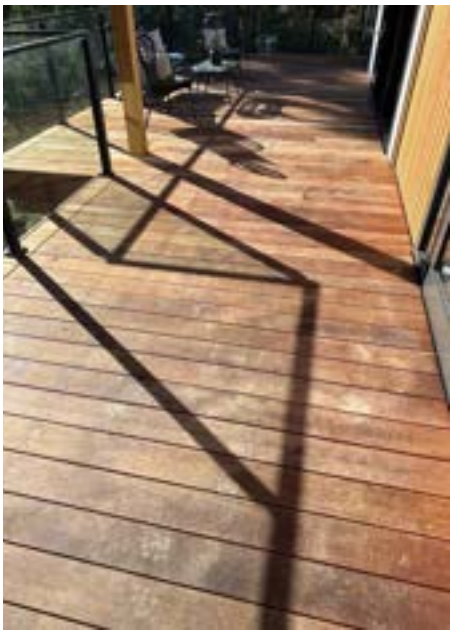






Decking: Material

Timber



STANDARDS OF PRACTICE

Inspection Details

General
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

The Inspector/s is Not Required and Shall Not Move items of furniture during the Inspection. We here by make note, that any issues concealed and / or not inspected due to the restrictions of any such household items, therefore not included in the finial report are advised to be reinspected at a time and cost agreed by parties involved. With our disclosure being that costing may well total the sum of a secondary report.

Roof Space - Ventilation and Insulation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Foundation
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground

downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.